144.0	0002	0018.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	717,200 /	717,200
USE VALUE:	717,200 /	717,200
ASSESSED:	717,200 /	717,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
122		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FISCARELLI LOUIS N/ETAL/TRS
Owner 2:	LOUIS N FISCARELLI TRUST
Owner 3:	
Street 1:	122 NEWPORT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TRILLING SARAH L -
Owner 2:	-
Street 1:	122 NEWPORT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .109 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Wood Shingle Exterior and 1377 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4730.000	264,600	3,100	449,500	717,200
Total Card	0.109	264,600	3,100	449,500	717,200
Total Parcel	0.109	264,600	3,100	449,500	717,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 520.84 | /Parcel: 520.84

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	93909
GIS Ref	
GIS Ref	
Insp Date	01/13/18

PREVIOUS ASSESSMENT

Parcel ID 144.0-0002-0018.0

!11219!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	264,600	3100	4,730.	449,500	717,200		Year end	12/23/2021
2021	101	FV	256,800	3100	4,730.	449,500	709,400		Year End Roll	12/10/2020
2020	101	FV	256,900	3100	4,730.	449,500	709,500	709,500	Year End Roll	12/18/2019
2019	101	FV	213,400	3100	4,730.	421,400	637,900	637,900	Year End Roll	1/3/2019
2018	101	FV	213,400	3100	4,730.	348,400	564,900	564,900	Year End Roll	12/20/2017
2017	101	FV	213,400	3100	4,730.	320,300	536,800	536,800	Year End Roll	1/3/2017
2016	101	FV	213,400	3100	4,730.	292,200	508,700	508,700	Year End	1/4/2016
2015	101	FV	201,600	3100	4,730.	286,600	491,300	491,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:07:25

LAST REV

Date	Time
03/26/18	14:47:15
apro	

TAX DISTRICT

PAT ACCT. 11219

USER DEFINED

Prior Id # 1:	93909
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TRILLING SARAH	67733-110		8/2/2016	Convenience	1	No	No		
DI FAZIO MARY R	30231-287		5/28/1999	Family	269,900	No	No		
	29106-223		9/17/1998			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/6/2016	14	Solar Pa	8,840		1/6/2016			install solar arra
6/3/2011	538	Redo Kit	14,500					

ACTIVITY INFORMATION

Date	Result	By	Name
1/13/2018	Inspected	BS	Barbara S
12/16/2017	MEAS&NOTICE	HS	Hanne S
11/8/2008	Meas/Inspect	189	PATRIOT
11/19/1999	Meas/Inspect	256	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4730		Sq. Ft.	Site		0	80.	1.19	9									449,520						449,500	

Total AC/HA:	0.10859	Total SF/SM:	4730	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	449,520	Spl Credit		Total: 449,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BLUE
View / Desir:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

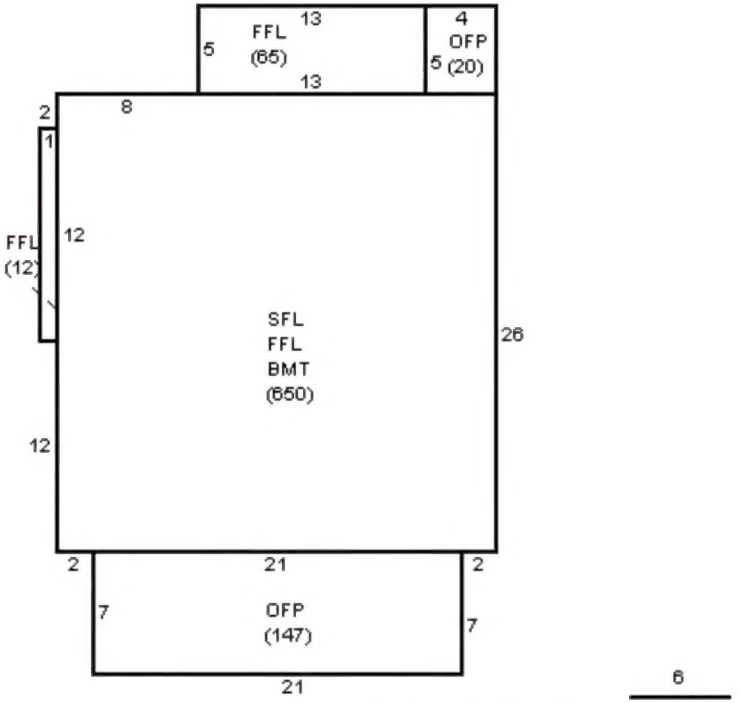
OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

COMMENTS

PDAS BSMT SINK.

SKETCH



GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26.4 %

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	180.409
Other Features:	71515
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	359479
Depreciation:	94903
Depreciated Total:	264577

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	180.41
Special Features:	0	Val/Su Net:	120.60
Final Total:	264600	Val/Su SzAd	192.16

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	727	180.410	131,158
BMT	Basement	650	54.120	35,180
SFL	Second Floor	650	180.410	117,266
OFP	Open Porch	167	26.110	4,361

Net Sketched Area:	2,194			Total:	287,965
Size Ad	1377	Gross Area	2194	FinArea	1377

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X18	A	AV	1926	28.89	T	40	101			3,100			3,100

More:	N	Total Yard Items:	3,100	Total Special Featues:	Total: 3,100

PARCEL ID

144.0-0002-0018.0

IMAGE

AssessPro Patriot Properties, Inc